

City of Florida City

Zoning Codes

Sec. 62-191. 1, light industrial district.

(a) *Purpose and intent.* The purpose and intent of this 1, light industrial district is to provide suitable sites for the development of light industrial uses of a manufacturing, wholesaling or service nature which play a substantive role in the overall economy of the area and require good access to major transportation systems. Such uses shall be located in areas consistent with the city's adopted comprehensive development master plan.

(b) *Uses permitted.* Permitted uses are as follows:

- (1) All uses permitted in the C-3, intensive commercial district.
- (2) Manufacturing, wholesaling and service establishments, limited to:
 - a. Air conditioning and refrigeration services;
 - b. Barber and beauty supply services;
 - c. Boat builders;
 - d. Bottling plants;
 - e. Carpet cleaners;
 - f. Cleaning services;
 - g. Dairy products processing;
 - h. Engravers and lithographers;
 - i. Exterminators;
 - j. Food product packaging;
 - k. Furniture manufacturers;
 - l. Garment manufacturing;
 - m. Linen supply services;
 - n. Machine shops;
 - o. Mattress manufacturing;
 - p. Monument sales;
 - q. Moving and transfer companies;
 - r. Ornamental ironworks;
 - s. Plate glass sales and installation;
 - t. Printers, publishers and bookbinders;
 - u. Product distributors;
 - v. Restaurant equipment and supplies;
 - w. Swimming pool services;
 - x. Truck and heavy equipment sales, rental and service; and

y. Upholsterers.

(c) *Uses permitted conditionally.* Conditionally permitted uses are as follows:

- (1) Warehouses and storage yards, provided that:
 - a. No such use shall be located or front on U.S. Highway No. 1.
- (2) Cigar and cigarette manufacturers, provided that:
 - a. No such use shall be located or front on U.S. Highway No. 1.

(d) *Site development standards.* Site development standards are as follows:

- (1) Minimum lot area, 10,000 square feet.
- (2) Minimum lot width, 100 feet.
- (3) Minimum yard setbacks:

<i>Yard</i>	<i>Setbacks</i> (feet)
Front	
With parking	40
Without parking	10
Rear	0
Side	
Interior	0
Corner	0
Adjacent residential district	100

- (4) Maximum building height, two stories or 30 feet.
- (5) Minimum pervious open space, 15 percent.
- (6) Maximum lot coverage, 50 percent.
(Ord. No. 80-14, § 12, 11-25-80; Ord. No. 90-09, art. I, § 12, 11-27-90)